

DORCHESTER TOWN COUNCIL

PLANNING AND ENVIRONMENT COMMITTEE

28TH APRIL 2014

PRESENT Councillors V.J. Allan, K.E. Armitage, C.S. Biggs, R. Biggs, T.C.N. Harries, Trevor Jones, R. Potter, M.E. Rennie and D. S. Roberts

APOLOGIES for absence were received from Councillors A. Canning, S.C. Hosford and E.S. Jones

In the absence of the Chairman, the Vice Chairman, Cllr. M. Rennie took the Chair for the meeting.

93. MINUTES

The Minutes of the Meeting of the Committee held on 31st March 2014 were confirmed and signed by the Chairman as a correct record.

(a) Minute 86 (a)/13 – Road Safety, Vicinity of Dorchester Middle and Thomas Hardy Schools

The Chairman advised that the Thomas Hardy School was already using the Dorchester Rugby Club for additional parking.

(b) Minute 79.(c)/13 – Car Parking Guidance Signs

A Member commented on the continuing discrepancies and inaccuracies with the car parking guidance signs in the Town. The Committee agreed that this was an unacceptable situation and that Dorset County Council should be asked to provide an explanation as to why there were ongoing problems and how these would be resolved. Also it was suggested that, if necessary, DCC would be asked to send an officer to a future Committee meeting to answer Members' questions.

It was

RESOLVED

- a) That Dorset County Council be asked to provide a satisfactory explanation as to why there were continuing discrepancies and inaccuracies with the car parking guidance signs in the Town.
- b) That, if necessary, a DCC officer would be asked to attend a future Planning and Environment Committee to answer Members' questions about the car parking guidance system.

(c) Minute 91/13 – Planning Applications

The Committee Clerk reported that planning applications WD/D/14/000256 and WD/D/14/000235 had now been approved.

94. MINUTE UPDATE REPORT

(a) **Minute 82/13 – Dorchester Transport and Environment Plan**

A member of the Working Group reported that the work of the Group was moving along and it was considering a shortlist of future options. Cllr. G. Jones had been appointed as the additional Town Councillor on the Group.

(b) **Minute 80/13 – Request for Parking Restrictions in Millers Close**

Further to the advice given by DCC regarding the introduction of parking restrictions on unadopted roads, the Committee agreed that if it received any future requests for parking restrictions on unadopted roads it should not get involved and would leave it to the person making the request to deal directly with the owner of the road.

It was

RESOLVED

That the Town Council will only consider requests for parking restrictions on adopted highway.

95. DORCHESTER AREA COMMUNITY PARTNERSHIP

Cllr. T. James attended the meeting to present the Dorchester Area Community Partnership report and said that the Partnership was suggesting that their Safer Routes to School initiative was included in consideration of the revised DTEP. She invited Members to attend the Partnership's Annual Assembly and the CommuniTea event and answered questions about the cycle route to Broadmayne.

The Committee agreed, with the Partnership's agreement that the Town Council should now receive twice yearly reports from the Partnership.

It was

RESOLVED

That the Dorchester Area Community Partnership provides the Town Council's Planning and Environment Committee with twice yearly reports on its work and at least one member of the Partnership attends the committee meeting at which the report is discussed.

96. PROHIBITION OF CYCLING – DRUIDS WALK, DORCHESTER

Mr Tarr, a local resident and representative of the Dorchester branch of the Dorset Cyclists Network and the Cycling Touring Club, addressed the Committee. He spoke about the key location of Druids Walk in providing access between Castle Park and

Weymouth Avenue/the Sawmills site. It created a link between the school sites across the Town and was well used by both pedestrians and cyclists although the installation of fencing had made the Walk unsafe for joint use. He said that a lot of people were concerned about the impact of this proposed Traffic Regulation Order (TRO) and it was surprising to be considering banning cycling at a time when the Government was promoting it. He questioned whether cyclists would adhere to the restriction and whether it would be enforced. If this route was closed to cyclists, a suitable and practical alternative needed to be found. The Cyclist Touring Club would be submitting a formal objection to the proposed Traffic Regulation Order.

A member of the Committee had been particularly involved with the proposed TRO and he spoke about the implications of the Order not being made. He said that the present state of affairs was not acceptable and that DCC needed to find another route.

Members discussed the situation and while understanding the need for the TRO, they were not convinced that the TRO would resolve the existing problems or whether cyclists would take notice of it. They accepted that the TRO was needed to move the situation forward but considered that this was not an ideal outcome. It was agreed that DCC should make every effort to secure an alternative route as soon as possible and it was noted that DCC appeared to be positive about finding a solution.

It was

RESOLVED

That, with great regret, the Town Council supports the proposals to implement a Traffic Regulation Order for the prohibition of cycling along Druids Walk, Dorchester and it requests that Dorset County Council takes urgent action to find an alternative cycle route to link Weymouth Avenue and the Castle Park estate.

Cllr. R. Potter left the meeting.

97. PLANNING APPLICATIONS

The Committee considered planning applications referred to this Council for comment by West Dorset District Council and Dorset County Council and it was

RESOLVED

That West Dorset District Council and Dorset County Council be notified of the comments agreed on the various planning applications as set out at Appendix 1 to these minutes.

Cllr. R. Potter rejoined the meeting.

98. REVIEW OF WEST DORSET DISTRICT COUNCIL'S PLANNING APPLICATION REQUIREMENTS CHECKLIST

The Committee discussed the recommendation of the small group of Members who had considered WDDC's revised planning application requirements checklist and it agreed with the issues the Members had raised about the removal of certain requirements.

It was

RESOLVED

That the Planning and Environment Committee submits a comment to West Dorset District Council stating that, subject to receiving confirmation that the Environmental Statement/Tree Survey/Arboricultural Implications/Open Space Assessment/Parking Provision and Travel Plan are covered within remaining requirements of the checklist or are no longer be required by legislation, it supports the revised local validation checklist requirements. However, if these assessments/statements/plans are not covered, the Town Council requests that they are kept in the revised local validation checklist requirements.

99. REQUESTS FOR PARKING RESTRICTIONS

(a) Herringston Road

The Committee noted the concerns of a local resident regarding parking on Herringston Road near the allotments and the Chairman read out comments from the Police, who did not have an issue with the parking situation. Members considered that the parking did act as a traffic calming measure but appreciated the problems of parking close to the D'Urberville Close junction.

Members requested that members of the Community Speed Watch Scheme in Herringston Road be invited to a future meeting to report to Members on the operation of the Scheme.

It was

RESOLVED

That Dorset County Council be requested to consider introducing traffic restrictions i.e. double yellow lines, around the junction of D'Urberville Close and Herringston Road.

(b) 6 Fourgates Road

The Committee commented on parking issues in the Fourgates development and noted the concerns raised by one resident. They considered that the area had been relatively free of parking problems but restrictions elsewhere were moving traffic there and this was now becoming an issue with cars being parked in inappropriate places.

It was

RESOLVED

That Dorset County Council be requested to consider introducing traffic restrictions i.e. double yellow lines, through the Fourgates development.

Cllr.T. Jones left the meeting.

100. CHANGES TO THE ROUTE OF FIRST BUS COMPANY'S NUMBER 31 BUS SERVICE

The Committee was very disappointed at the changes to First Company's Number 31 bus service and discussed the impact this would have on local residents and the potential for increasing the number of cars being brought into the Town. Members considered that this service was well used by the residents of Martinstown and Winterborne Steepleton and were surprised that it would no longer run through these villages.

It was

RESOLVED

- 1) That the Town Clerk writes to First Buses expressing the Town Council's disappointment at the changes made to its Service 31 and questioning why it would no longer run through Martinstown and Winterborne Steepleton;
- 2) That the Town Clerk writes to Dorset County Council asking how, as it was no longer subsidising Service 31, it intended to make provision for residents left without public transport as a result of First Buses changes to this service.

101. DECISIONS ON PLANNING APPLICATIONS

The Committee noted the decisions made by West Dorset District Council on planning applications (contrary to Dorchester Town Council's comments) and withdrawn applications.

102. URGENT ITEMS

There were no urgent items.

Chairman

Dorchester Town Council**Planning applications considered by the Planning and Environment Committee on 28 April 2014**

1. **WD/D/14/000674 (Retrospective)**
17 MAUMBURY ROAD, DORCHESTER, DT1 1QN
Installation of 4No roof mounted air conditioning plant. alter access surface treatment from tarmac to medium tamp finish concrete. Install a secure newspaper/magazine external store (retrospective)
Recommend refusal. The Committee considered that the mounting of the air conditioning units on the roof of the building was detrimental to the setting of the neighbouring Scheduled Ancient Monument, Maumbury Rings (re Section 12 NPPF). Also these units would cause an unacceptable amount of noise to adjoining properties along Maumbury Road which would be detrimental to the residents' residential amenity and contrary to Policy DA6 of the Adopted Local Plan. There were concerns that the proposed medium tamp finish concrete finish might not be permeable and this could create flooding, the installation of a permeable surface treatment was requested. The Committee noted that the application plans were not accurate and they had serious concerns about the demolishing of the front wall on site that could have the potential for this opening being used as a vehicle access point extremely close to the traffic lights.
2. **WD/D/14/000481 (Advertisement Consent)**
UNIT 2, ANTELOPE WALK, DORCHESTER, DT1 1BE
Overdoor fascia texts and projecting sign units
No objection
3. **WD/D/14/000758 (Variation of Condition)**
HILLFORT HOUSE, POUNDBURY ROAD, DORCHESTER, DT1 2PN
Conversion and extension of vacant office to 8No. 2 bedroom flats and 4No. 1 bedroom flats with associated parking and amenity space with amendment of planning approval 1/D/12/000927 to remove condition 9 which requires the area within the blue line to be made available for use as amenity space for occupiers of the approved development
No objection
4. **WD/D/14/000701**
Alterations to existing site layout internally, to accommodate business requirements. New signage to support a BMW dealership to BMW (UK) current retail standards.
WD/D/14/000702 (Advertisement Consent)
New signage to support a BMW dealership to BMW (UK) current retail standards.
WESTERLY, 88 PRINCE OF WALES ROAD, DORCHESTER, DT1 1PS
No objection
5. **WD/D/14/000782**
123 MONMOUTH ROAD, DORCHESTER, DT1 2DF
Single and two storey extension to end of terrace house
Recommend refusal. The scale and mass of the proposed extension would create overdevelopment of the site and cause an adverse impact of the adjoining neighbours' amenity contrary to Policies DA5, DA6 and DA7 of the Adopted Local Plan.

6. **WD/D/14/000501**
9 LONDON ROAD, DORCHESTER, DT1 1NF
Amendments to previously approved scheme 1/D/13/000726 for change of use, building works and other alterations to provide a two bedroom mezzanine dwelling.
No objection

7. **WD/D/14/000823**
23 TREVES ROAD, DORCHESTER, DT1 2HE
Two storey side & rear extension, single storey rear extension, alter flat roof dormers to pitched roof, replacement windows & doors and 'k' render over reconstituted stone
Recommend refusal. The scale and mass of the proposed extension would create overdevelopment of the site, it would overpower the existing building and be contrary to policies DA5 and DA 7 of the Adopted Local Plan.

8. **WD/D/14/000856**
NORTH EAST QUADRANT (SECTORS 3.22, 3.23 AND 3.24) POUNDBURY PHASES 3 AND 4, PEVERELL AVENUE EAST, POUNDBURY
Erect 505 dwellings, 6,254 sq. m. of commercial floorspace together with associated garages, roads, accesses and open space with minor material amendment to design of the scheme previously approved (reference 1/D/12/000082) with variation to condition 1 to reflect amended drawings
No objection. However, the Committee requested that no further buildings on the Poundbury development should be built with a render finish as this type of treatment does not weather well in this location and soon becomes unsightly.

9. **WD/D/14/000766**
7 ALBERT ROAD, DORCHESTER, DT1 1SF
Construct a single garage (position of garage as pre 2008) and 2 No additional bedroom windows
No objection